
Z-2225
CHIPOTLE MEXICAN GRILL
CHIPOTLE PLANNED DEVELOPMENT
FINAL DETAILED PLANS
RESOLUTION PD 06-02

STAFF REPORT
24 February 2006

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BACKGROUND:

On 16 February 2005, APC, by a vote of 11 yes and 1 no, recommended approval of a reclassification from CBW to PDNR for 0.161 acres of land located on the west side of Chauncey Avenue between South and State Streets (SR 26 W), West Lafayette, Wabash 19 (NE) 23-4. The West Lafayette Common Council rezoned the site on 4 April 2005.

Petitioner, with owner's consent, will construct a single story, 2700 sq. ft. restaurant with outdoor seating and eight (8) surface parking spaces. All utilities are available to the site. Infrastructure improvements are both off- and on-site. Changes in the right-of-way include a new on-street loading zone on the east side of Chauncey Ave, six (6) angled street parking spaces on the west side of Chauncey, one-way north-bound traffic in the block between State and South Streets and sidewalk improvements on the west side of Chauncey. A 12 month parking contract for seven (7) off-site employee spaces at the West Lafayette Public Library Parking Garage satisfies condition #6. The number, location and contract pledge for employee parking meets the approval of City staff and legal counsel. A pledge from Chipotle management commits to either renew the contract with the library after 12 months or establish a new parking contract at another location near their store. The following language, to be placed on a conditional occupancy permit upon completion of construction, will stay in effect until such time as a long term off-site parking contract is established and recorded:

- *Applicant must secure the agreement of the West Lafayette Public Library to the parking agreement as presented.*
- *The 8 parking spaces on site will be reserved for customers. The additional 7 off-site parking spaces would bring applicant's parking to the same ratio as nearby uses such as Chauncey Hill Annex. The City Attorney has determined, pursuant to the terms of the planned development that such parking is reasonable.*
- *A certificate of occupancy will be issued upon proper completion only as a conditional certificate of occupancy. The conditions will be as follows:*
 - *Applicant must maintain the 7 off-site parking spaces as provided in the parking agreement with the West Lafayette Public Library, or*
 - *Applicant must provide 7 substitute off-site parking spaces in the vicinity that are reasonably comparable as determined by the City, or*
 - *The City determines that based upon a general change, if any, in parking requirements for the village area that fewer parking spaces shall be required.*

Approval of Petitioner's Final Detailed Plans, consisting of construction plans and final plat, will allow site work, infrastructure and construction of the new building to begin.

STAFF RECOMMENDATION:

Approval of Resolution PD 06-02

RESOLUTION PD 06-02

WHEREAS Preliminary Plans for ***Chipotle Planned Development***, are approved as part of Z-2225, with six (6) conditions attached;

WHEREAS all conditions necessary at this stage of approval have been met;

WHEREAS UZO 2-27-12-a-2 states that minor modifications approvable by the Administrative Officer “cannot include: any increase in residential ***density***; any decrease in residential ***density*** of 10% or more; any change in ***building*** dimension or location other than within the defined building envelope; any change in ***lot lines***; any change in landscaping other than substitution of species or redesign with the same materials; any alteration in the size and/or location of signage; any change in type of land ***use***; any change in the alignment or intersection of ***streets***; or any change in restrictive covenants, or horizontal property ownership and owners' association documents regarding these items”; and

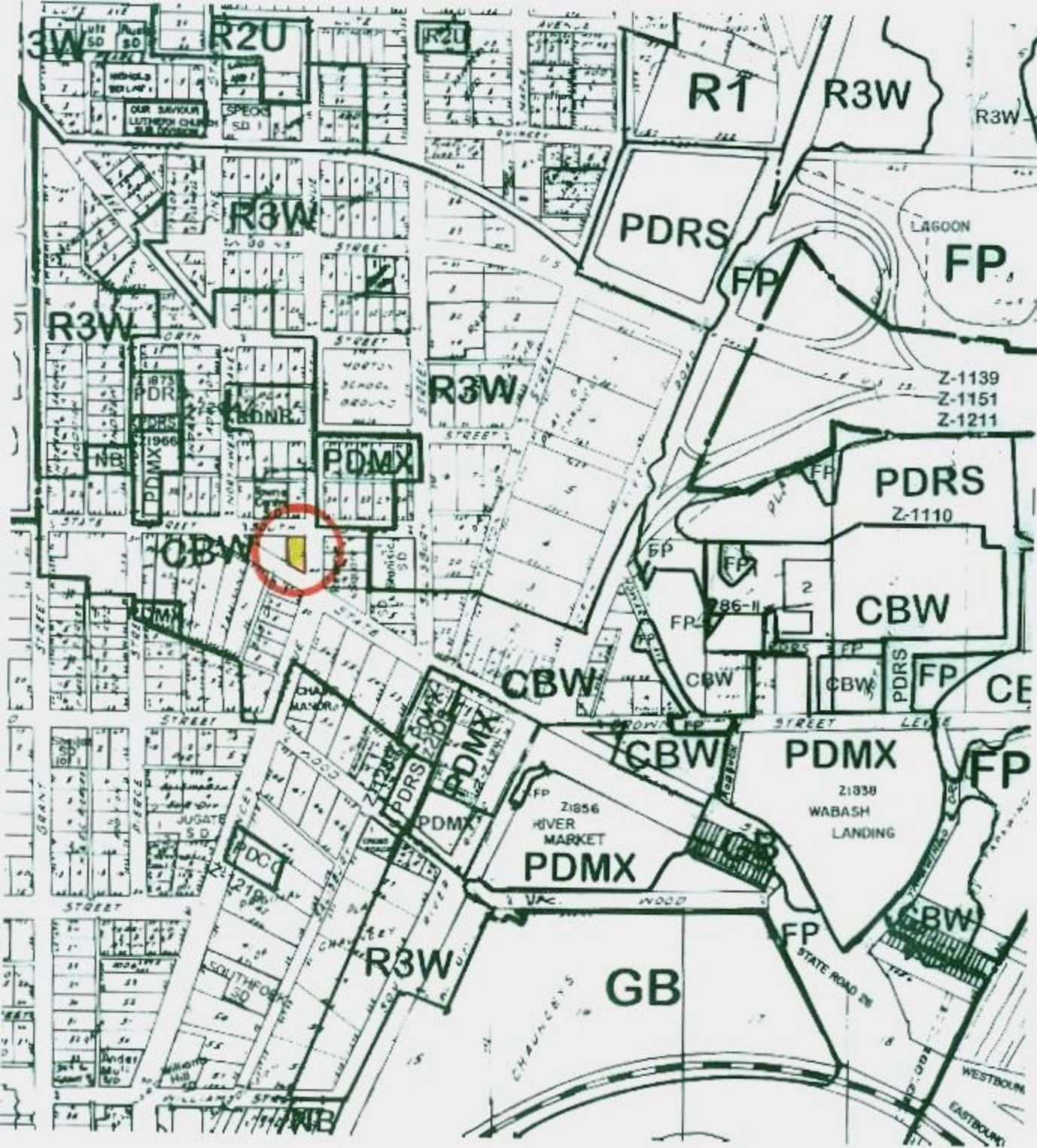
WHEREAS the Area Plan Commission Staff finds these Final Detailed Plans to conform to the Approved Preliminary Planned Development as adopted and passed by the West Lafayette Common Council on 4 April 2005;

NOW THEREFORE BE IT RESOLVED that the Area Plan Commission of Tippecanoe County, after Staff examination of the Final Detailed Plans submitted for ***Chipotle Planned Development***, does hereby find them to conform to the Approved Preliminary Planned Development Z-2225 as adopted and passed by the West Lafayette Common Council.

GARY W. SCHROEDER, PRESIDENT

SALLIE DELL FAHEY, SECRETARY

DATE



SOUTH STREET

CHANCEY AVENUE

LANDING ZONE ONLY

PROPOSED BUILDING

PROPOSED PATIO AREA

STATE STREET
(STATE ROAD 26)

HOUR: MOUNT BAY
DON'T
DIG
BLIND
IT'S THE LAW
CALL US TODAY
1-800-382-5554
OR 707-441-1111
IN CALIFORNIA
FOR MORE INFORMATION
SEE US AT THE
HARDWARE SHOPS

**GENERAL NOTES**

- ALL EXISTING PLANTING SHALL BE REMOVED BY 10:00 A.M. OF THE DATE OF THE SURVEY.
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REMARKSREMARKS: SEE
CALLS FOR EXISTING

PROPOSED EXISTING TREE

PROPOSED EXISTING TREE

PLANT LABEL - TYPE/QUANTITY

EXISTING TREE TO BE REMOVED

PROPOSED EXISTING TREE

PLANTING SCHEDULE

REF	REMARKS	COMMON NAME	QTY	SIZE	ZONE	REMARKS
1	PLANTING SCHEDULE	PLANTING SCHEDULE	1	1	1	1
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THE BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN
HEREON IS BASED UPON AN ALTA SURVEY AND THE
SURVEY BY BOB SOROKO & ASSOCIATES OF APRIL 2004,
INDIANA, DATED 8/12/04 AND CERTIFIED 12/13/04,
RECORDED AS DOC. #4000000 IN THE OFFICE OF THE
RECORDER OF TOWNSHIP, COUNTY.

GRADING/CALCULATIONS

REMARKS:
REMARKS: SEE
CALLS FOR EXISTING
PROPOSED EXISTING TREE
PROPOSED EXISTING TREE
PLANT LABEL - TYPE/QUANTITY
EXISTING TREE TO BE REMOVED
PROPOSED EXISTING TREE

QUANTRON ARCHITECTS, INC.
4000 N. 10TH AVENUE
CHICAGO, ILL. 60640
TEL: 773.228.2222
FAX: 773.228.2222
WWW.QUANTRON.COM



CHICAGO
PLANNED DEVELOPMENT
AND ARCHITECTURAL DESIGN, INC.
100 N. LAKE STREET, SUITE 200
CHICAGO, ILL. 60601

PL101